

**REGULAR MEETING
AUGUST 27, 2013**

A regular meeting of the Mayor and Council of the Borough of Bradley Beach was held in the council chamber on the above date.

CALL TO ORDER

Mayor Gary Engelstad opened the meeting with a salute to the flag.

Sunshine Law

The meeting has been noticed publicly according to the Open Public Meetings Act requirement for "Annual Notice", and posted on the official bulletin board.

Roll Call 6:40 PM

Present: Council: Cotler, D'Angelo, Goldfarb, Galassetti
Mayor Engelstad
Attorney Ed Washburn
Business Administrator Wilkins
Secretary: Municipal Clerk Mary Ann Solinski

Item added to Agenda

On motion by Cotler/Galassetti

Discussion of Wind Turbine LED Solar powered with battery backup lights at the Beachfront

DISCUSSION ITEMS

Council again discussed several Beachfront issues including the purchase of pay stations vs. the cost of parking meter repairs and the number of stations, limited time of operation (seasonal) obtaining estimates in order to know the cost effectiveness of the purchase of pay stations. The LaReine Avenue Building improvements which includes the installation an elevator also requires an architectural study. Newark Avenue concession building is considered to be replaced with a purchase of a food trailer similar to the Brinley Avenue Concession Trailer. Improvements to the Old Pump Station building to provide restroom facilities to the public and a sundries concession.

Councilman Cotler stated the borough could save up to \$847,000 over twenty years on the electric bill for boardwalk lights if the borough works with a company to install new renewable energy poles featuring one vertical axis wind turbine and one solar panel with five day battery backup capability to replace up to one hundred of the existing electric poles on the boardwalk thirteen of which have been dysfunctional since they were damaged during Superstorm Sandy. Mr. Cotler used figures from a proposal submitted by Urban Green Energy which is an international provider of renewable energy solutions. Maintenance for

twenty years would be borne by the company. The company proposed to install the lights at no cost to the borough in exchange for the right to advertise on vertical banners which are affixed to the poles with the borough having the right to approve advertisements. UGE suggests the poles be placed fifty-three apart along the boardwalk. It was noted that the present poles are ninety to one hundred feet apart and that the new poles would need to be closer in order to provide adequate lighting. Michael Affuso of LaReine Avenue commented to save approximately \$850,000 over twenty years asked council not to make the boardwalk look commercial. William Psiuk main concerns were about the height of the poles and their connection to the grid as well as the advertising stating that two years ago, someone came to a council meeting and said that forty foot street lights were the only way to get enough wind. Councilman Cotler said that the company will make a presentation at a future meeting.

COMMUNICATIONS

On Motion by Engelstad/ Goldfarb to approve Raffle Licenses
BB Ladies Auxiliary RL 16-13 & RL 17-13

ROLL CALL AYES: Cotler, D'Angelo, Goldfarb, Galassetti, Engelstad
NAYS: None

APPROVED MOTION

On Motion by Engelstad/ Goldfarb to approve Bradley Beach Ladies Auxiliary
request to place signs in Riley Park and on municipal property
throughout town to advertise the Fall Craft Show and the Town Wide
Garage Sale on October 5, 2013

ROLL CALL AYES: Cotler, D'Angelo, Goldfarb, Galassetti, Engelstad
NAYS: None

APPROVED MOTION

CONSENT AGENDA

ON MOTION by Engelstad/ Galassetti the following Resolutions were moved to
adoption.

ROLL CALL AYES: Cotler, D'Angelo, Goldfarb, Galassetti, Engelstad
NAYS: None

Resolution 186

Resolution 187

BILL LIST

**REJECTS ALL BIDS RECEIVED ON AUGUST 6, 2013 FOR
THE SECOND AVENUE CONCESSION DECK UPON THE
RECOMMENDATION OF THE BOROUGH ENGINEER AND
BOROUGH ATTORNEY**

Resolution 188

Resolution 189

**OPPOSE LNG FACILITIES IN THE NY/NJ BIGHT
ACCEPTANCE OF THOMAS CONTRERAS AND MARCUS
FERRARA AS PROBATIONARY FIREMEN**

Resolution 190

**AUTHORIZES THE ADMINISTRATOR TO PREPARE
DOCUMENTS FOR THE REQUEST FOR PROPOSAL AND**

**ADVERTISE FOR WIND TURBINE LIGHTING ALONG THE
BEACHFRONT**

ADOPTED RESOLUTIONS

REPORTS

Mayor Engelstad announced that Governor Christie will visit the beachfront on Friday at 11am. The Mayor also reported that he and Councilman Cotler represented officials at the recent event of the Congregation Agudath Achim Anniversary and will invite the Rabbi and Father Nolan to a meeting in September to give thanks for the speedy recovery of the borough after Superstorm Sandy. Mayor Engelstad noted that the beach revenue has exceeded last year's at this time. The Mayor thanked Rae Tutela for her diligent work providing concerts despite the challenges in Riley Park last weekend. He also announced that the borough will hold Make a Difference Day on October 26th in Riley Park and encouraged all municipal and volunteer organizations to participate in recruiting new members.

Councilman Cotler noted that the Sylvan Lake Dredging Project has the full support of the Borough. He also commended Chief Lifeguard and his staff.

Councilman D'Angelo stated that although he will not be returning to council in the upcoming year, he feels that less activities at the beachfront is better and wishes that the upcoming new members of council will consider this thought when organizations submit requests to hold events during the summer season.

Councilman Goldfarb noted that Governor Christie's office informed the borough that there will be no press conference during his visit. Mr. Goldfarb also announced that the borough has contacted Peter Avakian of Leon Avakian Engineering firm for his input regarding test performed at Sylvan Lake.

Public Comments

Several residents complained that the Planning Board is allowing too many variances for recent construction projects for condominiums and townhouses changing the borough from single-family or duplex homes during the past few years. Citing a recent decision of the board to permit demolition of a single-family home and construction of a three unit townhouse at 111 Ocean Park Avenue shocked many and sadly has residents questioning the integrity of the members of the board who participated in making decisions on behalf of the residents and owners in Bradley Beach stated Susan Maugeri. Planning Board Chairman Psiuk defended the board actions after the Mayor invited him to respond to the residents. Mr. Psiuk noted that although it sounds like a lot of variances some of them are minor because of the borough code such as an air conditioner unit crossing the setback by one-half of an inch. He also stated that the Board approved the application because they felt enough concessions had been made by the builder from his original plan for a four unit townhouse during the public hearing on the project. Ms. Maugeri responded that the residents were asking for a single family unit but conceded to a three unit townhouse but that they were asking for a front yard setbacks in order that children walking down the street aren't blocked by cars hanging over

driveways and not visible to vehicles backing out of them. Ms. Giacobbe said the approved project also diminishes open air and light for neighboring properties. Ms. Marchak noted that variances should be granted as an exception not as routine. Mr. Heflich refuted Mr. Psiuk's statement that several variances the board granted for the townhouse project were minor in nature noting that the variance was not an inch but there is a 30,000 square foot minimum for townhouses and that the board gave the builder 7,500 square feet. Minimum lot width is 200 feet and he was given 75 feet. The maximum impervious coverage of the lot is 25 percent but the board granted 44 percent. Ms. Schell stated people who want the condos and triple floor are the builders but that people aren't buying these properties noting that the properties are section eight or rehabs which is not beneficial to the town. Mr. Jung noted that several years ago he purchase his condo in Bradley Beach after looking at over developed communities in the area because the building is not too high, not too deep and not too wide for the lot. Mr. Coan noted that less commercialization was better for residents. Michael Affuso said residents might not be so upset about development if little things like trash and appearance of store fronts were better kept in check and suggested someone drive around town and address matters when there is apparent code violations. Mayor Engelstad invited anyone interested in being involved in the community to provide their email address to the Borough Administrator or Borough Clerk. The Mayor also encouraged the residents to get involved with reviewing and changing the Master Plan which is used by the Planning and Zoning Boards as a guidebook when making decisions. He also invited the public to attend the Master Plan Meetings.

ADJOURNMENT

ON MOTION by Engelstad / Cotler the meeting was adjourned at 8:11 PM.

Mary Ann Solinski, RMC, CMC
Municipal Clerk